



City of Annapolis

Department of Planning & Zoning

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Board of Appeals

April 1, 2014

The Board of Appeals of the City of Annapolis held its regularly scheduled meeting on April 1, 2014 in the City Council Chambers. **Vice Chair** Elkington called the meeting to order at 7:37pm.

Members Present: Vice Chair Elkington, Meyers, Gallagher, Reyes Garcia

Members Absent: Chair Zazzali

Staff Present: G. Elson, Dr. S. Nash, J. Rouse, K. Scott, J. Rouse, L. Craig

The agenda was approved as submitted.

A. APPROVAL OF MEETING MINUTES

1. March 19, 2014 Meeting Minutes

Mr. Meyers moved approval of the minutes as written. Ms. Reyes Garcia seconded the motion. The motion passed unanimously in a vote of 4-0.

B. SIGNING OF OPINIONS

There were no opinions to be signed.

C. NEW BUSINESS

There was no new business.

D. PUBLIC HEARING AND DELIBERATIONS

1. Appeal of McShane Waldron Glover, #APL2014-001

Mr. Smith presented the appeal by McShane Waldron Glover explaining that the applicant filed for demolition of 518 Burnside Avenue to demolish the existing structure to replace it with a new structure. The application was reviewed and found to have not met the requirements so the Department denied the application as submitted.

Mr. Hyatt, Attorney for Applicant, explained that Ms. Glover has owned the property since 1968. The applicant would like to demolish the existing two-story structure and replace it with a one-story structure to use as her primary residence in order to "age in place." He asked that the Board carefully consider the applicant's request and also consider visiting the property. He further noted that the applicant believes that the design is compatible with the surrounding neighborhood and has no significant historical value. Ms. Glover, Owner 518 Burnside Avenue, testified regarding the current use and the deteriorated state of the property.

Mr. Steven Watkins, Structural Engineer, testified on structural suitability of the house. He testified that because of the deteriorated state of the existing structure, it is more appropriate to demolish the house because of the amount of work needed to bring it up to standard.

Mr. David Carlyle, Licensed Contractor, was hired to prepare cost estimates for the proposed construction. The first estimate was based on the drawings prepared by the architect and the second based on renovating the existing structure. He briefly discussed the amount of work need for each proposal and costs of associated with each.

Mr. Al Graf, Architect, testified on the existing structure and its relationship to the R2NC district.

Public testimony opened at 7:49pm and those speaking on the application are listed below.

Name	Address	In Favor	In Opposition	Commented On
Robert Christman	921 Wells Avenue 21403	X		
Bridget Shea	1027 High Park Drive	X		
Eric Pilka	15 Eastern Avenue		X	
Sarah Robertson – she read letter from N. Rainer	521 Burnside Street	X		
Kevin Brooks	521&523 Second Street			
Jane Lawrence	519 Burnside Street		X	
Judith Billage	524 Burnside Street		X	
Alderman Arnett	Alderman of Ward 8		X	
Jackie Wells	201 Severn Avenue			

No one else from the public spoke in favor or opposition to the application so **Vice Chair** Elkington declared the public hearing closed at 9:52pm.

Vice Chair Elkington accepted the following exhibits into the record.

Exhibit Number	Board of Appeals Exhibit Type
A	Staff Memorandum dated March 12, 2014 with attachments
B	<ul style="list-style-type: none"> • C. Christopher Ledoux email dated March 19, 2014 • Hyatt Letter dated March 18, 2014 • Radford Letter dated March 12, 2014 • Masson Letter undated • Shea Letter undated • C. Christopher Ledoux Letter dated March 17, 2014
C	Photographs the property and surrounding properties
D	Email from Nancy Rainer dated March 19, 2014
Exhibit Number	Applicant's Exhibit Type
1	Applicant's Exhibit Packet "1" – Exhibit "21"
2	Photographs of the Queen Anne Vernacular in Eastport
3	Photographs 518 Burnside Avenue

Vice Chair Elkington noted that the meeting will be continued and the new date will be noted on the website seven days prior to the newly scheduled meeting and the public testimony will also remain open. The Board will also schedule a site visit of the property but that there can be no discussion among the Board members. Mr. Elson added that all Board members have to visit the site as a group.

The Board adjourned to schedule the site visit at 10:05pm and reconvened at 10:12pm to announce the date, May 15, 2014.

E. **ADJOURNMENT**

With there being no further business, Ms. Reyes Garcia moved to adjourn the meeting at 10:19pm. Mr. Meyers seconded the motion. The motion passed unanimously in a vote of 4-0.

Tami Hook, Recorder